

**Table 5.5.16 Community facilities zone**

Note—the level of assessment for a material change of use may be affected by Division 2 of the Regulatory Provisions of the SEQ Regional Plan 2009-2031.

COMMUNITY FACILITIES ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Community facility zone annotations</b>		
<b>Any use</b>	<b>Accepted development</b> if:- (a) annotated on a Community facilities zone; (b) located on <i>Council</i> owned or controlled land; and (c) not for a <i>renewable energy facility</i> or <i>utility installation (major utility)</i> ; <b>OR</b> (d) annotated on a Community facilities zone; and (e) in an existing building.	<ul style="list-style-type: none"> <li>No requirements applicable</li> </ul>
	<b>Code assessment</b> if:- (a) annotated on a Community facilities zone; and (b) not otherwise specified.	<ul style="list-style-type: none"> <li>Community facilities zone code</li> <li>Applicable local plan code</li> <li>Community activities code or the relevant use code</li> <li><i>Prescribed other development codes</i></li> </ul>
<b>Residential activities</b>		
<b>Caretaker's accommodation</b>	<b>Code assessment</b>	<ul style="list-style-type: none"> <li>Community facilities zone code</li> <li>Applicable local plan code</li> <li>Caretaker's accommodation code</li> <li>Nuisance code</li> <li>Transport and parking code</li> </ul>
<b>Rooming accommodation</b>	<b>Code assessment</b> if:- (a) located on <i>Council</i> owned or controlled land and conducted in association with a <i>community use, educational establishment</i> or sport and recreation activity; or (b) conducted in association with a <i>hospital</i> on the same <i>site</i> .	<ul style="list-style-type: none"> <li>Community facilities zone code</li> <li>Applicable local plan code</li> <li>Multi unit residential uses code</li> <li><i>Prescribed other development codes</i></li> </ul>
	<b>Impact assessment</b> if not otherwise specified.	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>
<b>Short-term accommodation</b>	<b>Code assessment</b> if:- (a) located on <i>Council</i> owned or controlled land and conducted in association with a <i>community use, educational establishment</i> or sport and recreation activity; or (b) conducted in association with a <i>hospital</i> on the	<ul style="list-style-type: none"> <li>Community facilities zone code</li> <li>Applicable local plan code</li> <li>Multi unit residential uses code</li> <li><i>Prescribed other development codes</i></li> </ul>

COMMUNITY FACILITIES ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	same <i>site</i> .	
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>
<b>Business activities</b>		
<b>Food and drink outlet</b>	<b>Accepted development</b> if:- (a) located on <i>Council</i> owned or controlled land; (b) conducted in association with a community use on the same <i>site</i> ; and (c) having a <i>gross leasable floor area</i> not exceeding 100m <sup>2</sup> .	<ul style="list-style-type: none"> <li>Transport and parking code</li> </ul>
	<b>Code assessment</b> if associated with a <i>service station</i> on Lot 1 SP215755 at 227-237 Sippy Downs Drive, Sippy Downs.	<ul style="list-style-type: none"> <li>Community facilities zone code</li> <li>Applicable local plan code</li> <li>Business uses and centre design code</li> <li><i>Prescribed other development codes</i></li> </ul>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>
<b>Health care services</b>	<b>Accepted development</b> if:- (a) in an existing building; and (b) conducted in association with a <i>hospital, residential care facility</i> or <i>retirement facility</i> on the same <i>site</i> .	<ul style="list-style-type: none"> <li>Transport and parking code</li> </ul>
	<b>Code assessment</b> if:- (a) not in an existing building; and (b) conducted in association with a <i>hospital, residential care facility</i> or <i>retirement facility</i> on the same <i>site</i> .	<ul style="list-style-type: none"> <li>Community facilities zone code</li> <li>Applicable local plan code</li> <li>Business uses and centre design code</li> <li><i>Prescribed other development codes</i></li> </ul>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>
<b>Market</b>	<b>Accepted development</b> if:- (a) conducted by a not-for-profit organisation; and (b) located on <i>Council</i> owned or controlled land.	<ul style="list-style-type: none"> <li>No requirements applicable</li> </ul>
	<b>Accepted development</b> if:- (a) conducted by a not-for-profit organisation; (b) not on <i>Council</i> owned or controlled land; and (c) conducted in association with and subordinate to an educational establishment or community use on the same <i>site</i> .	<ul style="list-style-type: none"> <li>Market code</li> </ul>

COMMUNITY FACILITIES ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> <li>Community facilities zone code</li> <li>Applicable local plan code</li> <li>Market code</li> <li>Safety and security code</li> <li>Transport and parking code</li> <li>Waste management code</li> </ul>
Service station	Code assessment if located on Lot 1 SP215755 at 227-237 Sippy Downs Drive, Sippy Downs.	<ul style="list-style-type: none"> <li>Community facilities zone code</li> <li>Applicable local plan code</li> <li>Service station code</li> <li>Prescribed other development codes</li> </ul>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>
Shop	Accepted development if:- (a) located on Council owned or controlled land; (b) conducted in association with a community use on the same site; and (c) having a gross leasable floor area not exceeding 100m <sup>2</sup> .	<ul style="list-style-type: none"> <li>Transport and parking code</li> </ul>
	Code assessment if for a corner store	<ul style="list-style-type: none"> <li>Community facilities zone code</li> <li>Applicable local plan code</li> <li>Business uses and centre design code</li> <li>Prescribed other development codes</li> </ul>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>
<b>Uses in the community activity use class (where not provided for by a Community facilities zone annotation)</b>		
Child care centre	Code assessment	<ul style="list-style-type: none"> <li>Community facilities zone code</li> <li>Applicable local plan code</li> <li>Child care centre code</li> <li>Prescribed other development codes</li> </ul>
Community care centre	Accepted development if in an existing building.	<ul style="list-style-type: none"> <li>Transport and parking code</li> </ul>
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> <li>Community facilities zone code</li> <li>Applicable local plan code</li> <li>Community activities code</li> <li>Prescribed other development codes</li> </ul>
Community use	Accepted development if located on Council owned or controlled land.	<ul style="list-style-type: none"> <li>No requirements applicable</li> </ul>
	Accepted development if in an existing building.	<ul style="list-style-type: none"> <li>Transport and parking code</li> </ul>
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> <li>Community facilities zone code</li> <li>Applicable local plan code</li> <li>Community activities code</li> <li>Prescribed other development codes</li> </ul>
Educational establishment	Code assessment	<ul style="list-style-type: none"> <li>Community facilities zone code</li> <li>Applicable local plan code</li> <li>Community activities code</li> <li>Prescribed other development codes</li> </ul>
Emergency services	Accepted development	<ul style="list-style-type: none"> <li>No requirements applicable</li> </ul>
<b>Sport and recreation activities</b>		
Club	Accepted development if:- (a) in an existing building; and (b) not exceeding a gross floor area of 300m <sup>2</sup> .	<ul style="list-style-type: none"> <li>Transport and parking code</li> </ul>
	Code assessment if:- (a) not in an existing	<ul style="list-style-type: none"> <li>Community facilities zone code</li> <li>Community activities code</li> <li>Prescribed other</li> </ul>

COMMUNITY FACILITIES ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<p>building and not exceeding a <i>gross floor area</i> of 300m<sup>2</sup>; or</p> <p>(b) located on <i>Council</i> owned or controlled land and not otherwise specified above.</p>	<ul style="list-style-type: none"> <li>Applicable local plan <i>development codes</i> code</li> </ul>
	<b>Impact assessment</b> if not otherwise specified.	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>
<b>Indoor sport and recreation</b>	<b>Accepted development</b> if:-	<ul style="list-style-type: none"> <li>Transport and parking code</li> </ul>
	(a) in an existing building;	
	(b) conducted in association with and subordinate to an educational establishment or community use on the same <i>site</i> ; and	
	(c) involving any of the following:-	
	(i) dance studio;	
	(ii) health and fitness training;	
	(iii) indoor sport;	
	(iv) martial arts; or	
	(v) performance arts.	
	<b>Code assessment</b> if located on <i>Council</i> owned or controlled land and not otherwise specified.	<ul style="list-style-type: none"> <li>Community facilities zone code</li> <li>Applicable local plan code</li> <li>Sport and recreation uses code</li> <li><i>Prescribed other development codes</i></li> </ul>
	<b>Impact assessment</b> if not otherwise specified.	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>
<b>Outdoor sport and recreation</b>	<b>Accepted development</b> if:-	<ul style="list-style-type: none"> <li>Transport and parking code</li> </ul>
	(a) conducted in association with and subordinate to an educational establishment or community use on the same <i>site</i> ; and	
	(b) requiring no building work or only <i>minor building work</i> to accommodate the use.	
	<b>Code assessment</b> if located on <i>Council</i> owned or controlled land and not otherwise specified.	<ul style="list-style-type: none"> <li>Community facilities zone code</li> <li>Applicable local plan code</li> <li>Sport and recreation uses code</li> <li><i>Prescribed other development codes</i></li> </ul>
	<b>Impact assessment</b> if not otherwise specified.	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>
<b>Park</b>	<b>Accepted development</b>	<ul style="list-style-type: none"> <li>No requirements applicable</li> </ul>
<b>Other activities</b>		
<b>Environment facility</b>	<b>Accepted development</b> if located on <i>Council</i> owned or controlled land.	<ul style="list-style-type: none"> <li>No requirements applicable</li> </ul>
	<b>Impact assessment</b> if not otherwise specified.	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>

COMMUNITY FACILITIES ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Parking station</b>	<b>Code assessment</b> if:- (a) located on <i>Council</i> owned or controlled land; or (b) conducted in association with a <i>hospital</i> on the same <i>site</i> .	<ul style="list-style-type: none"> <li>Community facilities zone code</li> <li>Applicable local plan code</li> <li>Business uses and centre design code</li> <li><i>Prescribed other development codes</i></li> </ul>
	<b>Impact assessment</b> if not otherwise specified.	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>
<b>Utility installation</b>	<b>Accepted development</b> if for a <i>local utility</i> .	<ul style="list-style-type: none"> <li>No requirements applicable</li> </ul>
	<b>Impact assessment</b> if not otherwise specified.	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>
<b>Other defined uses</b>		
<b>All other uses defined in Schedule 1 (Definitions)</b>	<b>Impact assessment</b>	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>
<b>Undefined uses</b>		
<b>Any use not defined in Schedule 1 (Definitions)</b>	<b>Impact assessment</b>	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>